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January 9, 2012

Ms. Rosalinh Ung  
Associate Planner  
City of Newport Beach  
3300 Newport Boulevard  
Newport Beach, CA 92658

**RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the  
Uptown Newport Project [I20120004]**

Dear Ms. Ung:

Thank you for submitting the **Notice of Preparation of a Draft Environmental Impact Report for the Uptown Newport Project [I20120004]** to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impact Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Federal Transportation Improvement Program (FTIP) under California Government Code Section 65080 and 65082.

SCAG staff has reviewed this project and determined that the proposed project is regionally significant per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The proposed project consists of mixed uses with up to 1,244 residential units, 11,500 square feet of neighborhood-serving retail space and two acres of park space in the City of Newport Beach.

Policies of SCAG's Regional Transportation Plan (RTP) and Compass Growth Visioning (CGV) that may be applicable to your project are outlined in the attachment. The RTP, CGV, and table of policies can be found on the SCAG web site at: <http://scag.ca.gov/igr>. For ease of review, we would encourage you to use a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format (example attached).

The attached policies are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. We also encourage the use of the SCAG List of Mitigation Measures extracted from the RTP to aid with demonstrating consistency with regional plans and policies. **When available, please send environmental documentation ONLY to SCAG's main office in Los Angeles and provide a minimum of 45 days for SCAG to review.** If you have any questions regarding the attached comments, please contact Pamela Lee at (213) 236-1895 or [leep@scag.ca.gov](mailto:leep@scag.ca.gov). Thank you.

Sincerely,

Jacob Lieb, Manager  
Environmental and Assessment Services

**COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL  
IMPACT REPORT FOR THE UPTOWN NEWPORT PROJECT [I20120004]**

**PROJECT LOCATION**

The project site is in the City of Newport Beach in Orange County. The site encompasses 25 acres in the Airport Business Area of the City and is approximately 0.6 mile southeast of the John Wayne Airport. It is bounded by Jamboree Road on the east and is within an area bounded by Birch Street on the north, and Von Karman Avenue and MacArthur Boulevard on the west. The site is currently developed with light industrial/manufacturing uses and associated surface parking lots. Surrounding uses are commercial office uses with associated surface parking to the north, west, and south and undeveloped University of California property (North Campus) to the east.

**PROJECT DESCRIPTION**

The proposed Uptown Newport project would consist of mixed uses with up to 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and two acres of park space. Proposed buildings would range from 30 feet to 75 feet in height; with residential towers up to 150 feet high (13 stories). Residential product types would be for-sale products with a mix of townhomes, mid- and high-rise condominiums, and affordable housing. In addition to neighborhood-serving retail, the vision for the project is to incorporate an upscale, sit-down restaurant within the 11,500 commercial square footage. Two parks totaling approximately two acres would be developed, as well as landscaped areas surrounding proposed buildings. Parks and landscaped areas would be accessible to the public by not privately owned. Access to the site would be from Jamboree Road, Birch Street, and Von Karman Avenue.

The project would be developed in two phases as summarized in the following table. Phase 1 would involve demolition of the existing single-story office building at 4311 Jamboree Road to accommodate the initial residential units and commercial development. The Jazz Semiconductor fabrication facility (4321 Jamboree Road) would continue operating during construction and initial operation of Phase 1. Development of Phase 1 is projected to start in 2014 and be completed in 2017 and Phase 2 is anticipated to begin in 2017 and be completed in 2021.

**CONSISTENCY WITH REGIONAL TRANSPORTATION PLAN**

**Regional Growth Forecasts**

The DEIR should reflect the most current SCAG forecasts, which are the 2008 RTP (May 2008) Population, Household and Employment forecasts. The forecasts for your region, subregion and city are as follows:

**Adopted SCAG Regionwide Forecasts<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125

**Adopted Orange County Council of Governments Subregion Forecasts<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	3,314,948	3,451,757	3,533,935	3,586,285	3,629,540	3,653,988
Households	1,039,201	1,071,810	1,088,375	1,102,370	1,110,659	1,118,490
Employment	1,755,167	1,837,771	1,897,352	1,933,058	1,960,633	1,981,901

**Adopted City of Newport Beach Forecasts<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	88,340	91,321	93,195	95,427	96,892	97,766
Households	38,980	40,086	40,688	41,751	42,272	42,764
Employment	77,319	77,940	78,198	78,366	78,824	78,979

1. The 2008 RTP growth forecast at the regional, subregional, and city level was adopted by the Regional Council in May 2008. City totals are the sum of small area data and should be used for advisory purposes only.

The **2008 Regional Transportation Plan (RTP)** also has goals and policies that may be pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

***Regional Transportation Plan Goals:***

- RTP G1**     *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2**     *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3**     *Preserve and ensure a sustainable regional transportation system.*
- RTP G4**     *Maximize the productivity of our transportation system.*
- RTP G5**     *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6**     *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7**     *Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.*

**GROWTH VISIONING**

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

***Principle 1: Improve mobility for all residents.***

- GV P1.1**     *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2**     *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3**     *Encourage transit-oriented development.*
- GV P1.4**     *Promote a variety of travel choices*

***Principle 2: Foster livability in all communities.***

- GV P2.1**     *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2**     *Promote developments, which provide a mix of uses.*

- GV P2.3 *Promote "people scaled," walkable communities.*
- GV P2.4 *Support the preservation of stable, single-family neighborhoods.*

**Principle 3: Enable prosperity for all people.**

- GV P3.1 *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2 *Support educational opportunities that promote balanced growth.*
- GV P3.3 *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5 *Encourage civic engagement.*

**Principle 4: Promote sustainability for future generations.**

- GV P4.1 *Preserve rural, agricultural, recreational, and environmentally sensitive areas*
- GV P4.2 *Focus development in urban centers and existing cities.*
- GV P4.3 *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 *Utilize "green" development techniques*

**CONCLUSION**

As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA. We recommend that you review the SCAG List of Mitigation Measures for additional guidance, and encourage you to follow them, where applicable to your project. The SCAG List of Mitigation Measures may be found here:  
[http://www.scag.ca.gov/igr/documents/SCAG\\_IGRMMRP\\_2008.pdf](http://www.scag.ca.gov/igr/documents/SCAG_IGRMMRP_2008.pdf)

### SUGGESTED SIDE BY SIDE FORMAT - COMPARISON TABLE OF SCAG POLICIES

For ease of review, we would encourage the use of a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format. All policies and goals must be evaluated as to impacts. Suggested format is as follows:

The complete table can be found at: <http://www.scag.ca.gov/igr/>

- Click on ***“Demonstrating Your Project’s Consistency With SCAG Policies”***
- Scroll down to ***“Table of SCAG Policies for IGR”***

SCAG Regional Transportation Plan Goals and Compass Growth Visioning Principles		
Regional Transportation Plan Goals		
Goal/ Principle Number	Policy Text	Statement of Consistency, Non-Consistency, or Not Applicable
<b>RTP G1</b>	Maximize mobility and accessibility for all people and goods in the region.	<b>Consistent:</b> Statement as to why <b>Not-Consistent:</b> Statement as to why or <b>Not Applicable:</b> Statement as to why
<b>RTP G2</b>	Ensure travel safety and reliability for all people and goods in the region.	<b>Consistent:</b> Statement as to why <b>Not-Consistent:</b> Statement as to why or <b>Not Applicable:</b> Statement as to why
<b>RTP G3</b>	Preserve and ensure a sustainable regional transportation system.	<b>Consistent:</b> Statement as to why <b>Not-Consistent:</b> Statement as to why or <b>Not Applicable:</b> Statement as to why
Etc.	Etc.	Etc.